

EASEMENT AGREEMENT

THIS AGREEMENT made this 7th day of October, 1970, between FRANCHISE REALTY INTERSTATE CORPORATION, an Illinois corporation, party of the First Part, and J. O. F., INC., party of the Second Part.

WHEREAS, party of the Second Part is the fee owner of the following described property in Greenville, South Carolina, Greenville County, to-wit:

A parcel of land located at Greenville, Greenville County, South Carolina, fronting on Balfer Drive and being owned by J. O. F., Inc. BEGINNING at an iron pin on Balfer Drive right of way at corner of property owned by Hanson Development Company which point is 370.1 feet from the intersection of Highway 29 and Balfer Drive; and running thence with Balfer Drive N 6-10 E 43.7 feet to an iron pin; thence through property of J. O. F., Inc. S 47-00 E 148 feet, more or less, to a point in line of property being conveyed to Franchise Realty Interstate Corporation; thence S 43-00 W 35 feet to an iron pin in line of Hanson Development Company; thence with the line of Hanson Development Company N 47-00 W 120 feet, more or less, to an iron pin, the point of beginning.

WITNESSETH:

The party of the Second Part does hereby grant, bargain, sell and convey to the party of the First Part for Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a non-exclusive access easement for ingress and egress over the aforesaid legally described property.

The aforesaid easement shall be an easement running with the land and shall be for the use and benefit of the owners of the hereinafter described property, their successors, heirs or assigns:

All that piece, parcel or lot of land in Greenville County, South Carolina, being shown on a Plat of Property of Franchise Realty Interstate Corporation by Enwright Associates dated June 15, 1970 and being more particularly described as follows:

A parcel of land located in Greenville County, South Carolina fronting on U. S. Highway No. 29 and presently being owned by J. O. F., Inc., beginning at an iron pin located on Highway No. 29 R/W and corner of Hanson's property, said pin being one hundred fifty (150.0) feet from the intersection of Balfer Drive and highway no. 29; thence with Hanson's line North 47-00 W 200 feet to an iron pin; thence North 43-00 E 156.05 feet to an iron pin; thence South 47-00 E 200 feet to an iron pin located on Highway No. 29 R/W; thence South 43.00 W along Highway No. 29 R/W, 156.05 feet to the point of beginning.

The benefits of the within easement shall extend to every person, firm or corporation hereafter owning, leasing and visiting any building or facilities in all or any portion of the properties

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FILED
GREENVILLE CO. S. C.
OCT 17 1970
OLLIE CAYWORTH
R. L. C.